

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, November 1, 2012 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Remanded by the Superior Court of Fulton County

V-08-195 Appeal by **Carl Westmoreland Jr.** of a decision of an administrative officer of the Bureau of Planning for the denial of a Special Administrative Permit. Property is located at **771 Spring Street, N.W.**, fronting 242.2 feet on the east side of Spring Street and beginning at the northeast intersection of Spring Street and Fourth Street. Zoned SPI-16, SA 1 District. Land Lot 80 of the 14th District, Fulton County, Georgia
Owners: Georgia Tech Foundation Real Estate Holding Corp.
Council District 2, NPU-E

Appeal

V-12- 76 Appeal of **M. Hakim Hilliard** of a decision of an administrative officer of the Office of Buildings for the denial of a demolition permit. The property is located at **2500 Peachtree Road, N.E.**, fronting 237.5 feet on the west side of Peachtree Road and beginning 550 feet south of the southeast intersection of Peachtree Road and Muscogee Avenue. Zoned RG-4-C/HBS. Land lot 112 of the 17th District, Fulton County, Georgia.
Owner: 2500 Peachtree Condominium Association, Inc.
Council District 8, NPU-B

New Cases

V-12- 144 Application of **Randy Urquhart** for a special exception to allow active recreation in a yard adjacent to a street. The applicant also seeks a variance to allow a detached residential accessory structure in exceed 30% of the size of the main structure to 33.8%. The property is located **2691 West Wesley Road, N.W.**, fronting 396 feet on the south side of West Wesley Road and beginning at the southwest intersection of West Wesley Road and Ridgewood Road. Zoned R-1 (Single Family Residential). Land lot 233 of the 17th District, Fulton County, Georgia.
Owner: Wendy Shoob
Council District 8, NPU-A

V-12- 145 Application of **Stephen Rothman** for a special exception to construct a 10 feet fence in the front and rear yards. The property is located **1140 South River Industrial Boulevard, S.W.**, fronting 668.2 feet on the north side of South River Industrial Boulevard and beginning 2,564.79 feet east of the northeast intersection of South River Industrial Boulevard and Forest Park Road. Zoned I-2 (Heavy Industrial). Land lot 12 of the 17th District, Fulton County, Georgia.
Owner: South River Properties, Inc.
Council District 1, NPU-Z

V-12- 146 Application of **Hamilton Glover** for a special exception to construct a 6 feet open fence in the front yard. The property is located **994 Willis Mill Road, S.W.**, fronting 140 feet on the east side of Willis Mill Road and beginning 1,157.3 feet north of the northeast intersection of Willis Mill Road and Benjamin E. Mays Drive. Zoned R-2A (Single family Residential). Land lot 202 of the 14th District, Fulton County, Georgia.

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Owner: Hamilton Glover
Council District 11, NPU-I

- V-12- 147** Application of **Clint Elliott** for a variance to reduce the front yard setback from 50 feet to 35 feet for a porch addition to an existing single family house. The property is located **1031 Wadsworth Drive, N.W.**, fronting 70 feet on the north side of Wadsworth Drive and beginning 158.5 feet east of the northwest intersection of Wadsworth Drive and Brookview Drive. Zoned R-3A (Single Family Residential). Land lot 185 of the 17th District, Fulton County, Georgia.

Owner: Michael Layne
Council District 8, NPU-C

- V-12- 148** Application of **Michael Rothman** for a variance to increase the maximum height of an accessory structure from 20 feet to 22.5 feet and increase the total floor area of an accessory structure from 30% to 92% of the main structure to allow the addition of a two story detached garage to an existing single family house. The property is located **487 Deering Road, N.W.**, fronting 52.5 feet on the north side of Deering Road and beginning 485.3 feet east of the northeast intersection of Deering Road and Hawthorne Avenue. Zoned R-4/Beltline Overlay (Single Family Residential). Land lot 147 of the 17th District, Fulton County, Georgia.

Owner: Bernie Eisenstien
Council District 8, NPU-E

- V-12- 149** Application of **James Cheeks** for a variance to reduce the north side yard setback from 7 feet to 3.1 feet, reduce the south side yard setback from 7 feet to 6.3 feet, reduce the rear yard setback from 15 feet to 5 feet and exceed the maximum opt coverage of 50% to 54.84%. The property is located **1628 North Pelham Road, N.E.**, fronting 67.5 feet on the southwest side of North Pelham Road and beginning 325 feet northwest of the northwest intersection of North Pelham Road and Morningside Drive. Zoned R-4 (Single Family Residential). Land lot 51 of the 17th District, Fulton County, Georgia.

Owner: Trace and Emily Hawkins
Council District 6, NPU-F

- V-12- 150** Application of **Brandon Dukes and Stephanie Loew** for a special exception for outdoor amplified music for a restaurant. The property is located **1080 Peachtree Street, N.E.**, fronting 373.6 feet on the west side of Peachtree Street and beginning at the northwest intersection of Peachtree Street and Eleventh Street. Zoned SPI-16, SA-1 (to be used for commercial purposes). Land lot 106 of the 17th District, Fulton County, Georgia.

Owner: CJUF II Tenten Peachtree LLC.
Council District 2, NPU-E

- V-12- 151** Application of **Giovanni Dipalma** for a special exception to reduce the off street parking requirement from 9 to 3 spaces to allow the conversion of a building into a retail coffee shop. The property is located **1077 Hemphill Avenue, N.W.**, fronting 128 feet on the east side of Hemphill Avenue and beginning at the northeast intersection of Hemphill

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Avenue and Ethel Street. Zoned C-2 (to be used for commercial purposes). Land lot 149 of the 17th District, Fulton County, Georgia.

Owner: Giovanni Dipalma

Council District 3, NPU-E

- V-12- 152** Application of **Sean Cash** for a variance to reduce the north side yard setback from 15 feet to 3 feet. The property is located **2505 Habersham Road, N.W.**, fronting 125 feet on the east side of Habersham Road and beginning 291 feet north of the intersection of Habersham Road and Rivers Road. Zoned R-2A (Single Family Residential). Land lot 112 of the 17th District, Fulton County, Georgia.

Owner: Stephanie Beshora

Council District 8, NPU-B

- V-12- 154** Application of **David Price** for a variance to reduce the side yard setback from 10 feet to 6 feet for a detached garage (pending lot approval). The property is located **361 Cochran Drive, N.W.**, fronting 100 feet on the north side of Cochran Drive and beginning 500 feet west of the northwest intersection of Cochran Drive and Powers Ferry Road. Zoned R-3 (Single Family Residential). Land lot 138 of the 17th District, Fulton County, Georgia.

Owner: Sarah Schlacter

Council District 8, NPU-A

Deferred Cases

- V-12- 104** Application of **Bruce Blythe** for a special exception to construct a 9 feet privacy fence along the rear property line. The property is located **4350 Davidson Avenue, N.E.**, fronting 371 feet on the west side of the Mayson Park and beginning 295 feet south of the southwest intersection of Mayson Park and Club Drive. Zoned R-3 (Single Family Residential). Land lot 12 of the 17th District, Fulton County, Georgia.

Owner: Bruce Blythe

Council District 7, NPU-B